

**BALTIMORE CITY DEPARTMENT OF PLANNING  
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL  
MEETING MINUTES**

**Date:** January 24, 2013

**Meeting No.:** 161

**Project:** Central Avenue Hotel

**Phase:** Final

**Location:** Corner Central Avenue and Fleet Street

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**PRESENTATION:**

Andrea Schaub, architect with Cooper Carry Architects of Alexandria reviewed design changes since the last presentation including the following:

**Streetscape**

1. Reviewed DOT standards for Central Avenue redevelopment incorporating brick trim along curb and larger areas of brick paving at hotel entrance and corner;
2. 12 foot wide sidewalk on Central Avenue and 16 foot sidewalk along Fleet Street with provision for regular tree spacing and potential outdoor seating;

**Building/Materials**

1. Retail glass line on ground level recessed to allow for stronger retail expression and increased pedestrian area;
2. Signature Fin and rooftop element to be aluminum metal panel with internally lit signing, "Hyatt Place" words and logo; An internally lit element tops the fin and penthouse treatment;
3. Base of building will utilize polished and honed dark granite; Retail awnings, at 10 feet above the ground will all be a singular grey color and project about four feet beyond building face; Tall terminating vertical bay along Central Avenue and along Eden Street will employ textured grey brick, while main facades will utilize a rustic red brick typical of many surrounding buildings;
4. Three story elements at ends of Central Avenue façade and Eden Street façade were simplified and utilize the same red brick as the main facades;
5. Silver colored metals are used throughout in storefronts, curtain wall mullions, signing and louvers as a unifying element;
6. A green roof is employed above the Fleet Street wing of the building.

**COMMENTS FROM THE PANEL:**

The Panel was very complimentary of the thorough and clear presentation and looks forward to the project's implementation. There were a few concerns voiced which warrant further study:

1. **Lighting** – The Panel felt that up lighting of the signature rooftop underside would be very effective and would call more attention to this important element. Consider lighting awnings from above.

2. **Louvers at Garage level above Retail** – It was emphasized that the visibility of garage lighting would be distracting as a backdrop for the retail signing and was suggested that further study resolve this potential area of conflict.

**PANEL ACTION:**

Recommend Final Approval with comments.

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**Attendees:**

Ken Finklestein – Englewood Development  
Andrea Schab, Jason Albers -Cooper Carry Architects  
Tim Madden – Morris & Richie Assoc., Inc  
Dick Manekin, Neil Tucker – Chesapeake Real Estate Group  
Jack Lambert – BBJ

Messrs. Bowden\*and Burns - UDARP Panel

Director Tom Stosur, Anthony Cataldo, Christina Gaymon, Wolde Ararsa, Martin French, Ivor Quashie –Planning Department